Wednesday, November 24, 2004 1:28:00 PM

पावती

Original नौदणी 39 म. Regn. 39 M

पावती क्र.: 6506

गावाचे नाव वडाळा

दिनांक 24/11/2004

दस्तऐवजाचा अनुक्रमांक

2004 नसन2 - 06500 -

दस्ता ऐवजाचा प्रकार

अपार्मेंट छीड अपाटमेंट डीड

सादर करणाराचे नावःश्री.अनिल दत्तात्रय जोशी

नोंदणी फी नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (13) एकुण

360.00

100.00

260.00

आपणास हा दस्त अंदाजे 1:39PM ह्या वेळेस मिळेल

दय्यम निंबध्क तार दुरसम जिल्हामार्मण-२ मोबदला: 425000रु. वारिक-

बाजार मुल्य: 428500 रु. भरलेले मुद्रांक शुल्क: 100 रु.

दस्त पक्षकाराला परत केला

नाशिक - २

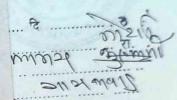
भात्र) खाली नमुद केलेल्या मुद्रांक खोदीसाठी रोख मि

किंमत रूपये संख्या मुद्रांकाचा तपशिल मु.वि.रजि. अ.क्र. 4000 X 2000 x 360.6; 400 x 00 800 x 40 x 20 x एकुण

(मुद्रांक विक्रेत्याची सही)

RED RUPEES

2 2 NOV 2004



मोसायटी लि. नासिक

Govt. Valuation Rs. 4,28,500/-, ConsiderationRs.4,25,000/-. Registration Fee of Rs.4290/-is paid vide Agreement of Sale, Registered at Sr. No.10079/ 2001, dt.30/10/2001 on Genral Stamp of Rs.6,600/-Declaration of Apartments is Registered at Sr. No. 6498 dt.24/11/2004.



DEED OF APARTMENT

This Deed of Apartment is made and entered into on this 24th day of November in the Christian Year Two Thousand Four at Nashikroad.



KEASURY OFFICE NASIK 16 NOV 2004 ATO.

2 2 NOV 2004 विक्रीचे ठिकाण नासिक कोर्ट क्र. स्टॅंप घंणाराचे नाव ... ेिकार्शः दि. नासिक डिसि

को-ऑप.

दि. नाशिक डिस्ट्रीक्ट ॲडव्होकेटस् मल्टीपरपज को. ऑप. परिवाहं न सोसायटी लि. नाशिक. जिल्हा कोर्ट आवार, नाशिक. पावती क्र. 10 79 R22/11/2008 परवाना क्रमांक : आस्था / जनरलू / ८१/२१-२१-अदि. ६/१०/१९८१ Sylem nieu 20100 5mln24 राहणार हस्ते श्री/श्रीमती क्षिपये (V) (अक्षरी रूपये राज्य र मात्र) खाली नमुद केलेल्या मुद्रांक खरेदीसाठी रोख मिव यांच्यासाठी रूपये 🐧 🕡 राहणार '

नसन-२ व त क्रमांक ५०० / २००४

मोसायटी लि. नासिक

किंमत रूपये संख्या मुद्रांकाचा तपशिल मु.वि.रजि. अ.क्र. 4000 x 360.63 00

Govt. Valuation Rs.4,28,500/-, ConsiderationRs.4,25,000/-. Registration Fee of Rs.4290/-is paid vide Agreement of Sale, Registered at Sr. No.10079/ 2001, dt.30/10/2001 on Genral Stamp of Rs.6,600/-Declaration of Apartments is Registered at Sr. No. 6498

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dt.24/11/2004.

(मुद्रांक विक्रेत्याची सही)

2.....

BETWEEN

1) MR. SUDHIR SHANKAR DESHPANDE.

Age: 44Yrs., Occu.: Business.

R/o: 47, Sidhivinayak Hsg. Society,

Indira Nagar, Nashik-9.

2) MR. SHIRISH SHANKAR DESHPANDE.

Age: 46Yrs., Occu.: Service.

R/o: 47, Sidhivinayak Hsg. Society,

Indira Nagar, Nashik-9.

through G.P.A. holder ::

M/s. S.N.ENTERPRISES, a propritary firm

through Propriter ::

MR. SUDHIR SHANKAR DESHPANDE.

Age: 44Yrs., Occu.: Business.

R/o: 47, Sidhivinayak Hsg. Society,

Indira Nagar, Nashik-9.

Hereinafter referred to as the "VENDORS" (Which expression unless repugnant to the context or meaning thereof shall always mean and include their heirs, sucessors, nominees, trustees, administrators, etc.) OF THE ONE PART;

AND

SHRI. ANIL DATTATRAYA JOSHI.

Age: 39 Yrs., Occu.: Service,

SHRI. VASUDHA ANIL JOSHI.

Age: 34 Yrs., Occu.: Business,

Both R/o: Flat No.4, Atharava Apartment, Near Rathchakra

Hsg. Socy., Indira Nagar, Tal. & Dist. Nashik.

Hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators, etc.) OF THE SECOND PART.

whereas the Vendor No.1 is the owner of the plot no. 2 & the Vendor No.2 is the owner of the plot no. 3 and which was described more particularly in the schedule I mentioned hereinbelow they have purchased the plots from the previous owner i.e. Mr. Pundlik Zamber Khode & others by a registered Sale Deed which was registered at the office of



वंत क्रमांक ५००/२००४

Sub-Registrar of Assurance Nashik-2 vide Sr. No. 6331 and 6332 dt. 3/7/2000 respectively. And accordingly the name of Vendors have been entered into the record of right under the M.E. No. 5259 and was duly certified by the Circle of-

ficer. The Venors have right to use or dispose off the said plots. The Venor No. 2 has entered into the Development Agreement and General Power of Attorney of the said plot with the Vendor No. 1, by way of registered Document, which is registered at the office of Sub-Registrar of assurances, Nashik-2 at Sr. No 10918 dt. 17/11/2000 and accordingly the Vendor No.1 is absolutly in possession and otherwise well and sufficiently entitled to all that piece and parcel of the plots of the said land described in the Schedule-I written hereunder. Thus the Vendor has absolute right to sell, dispose-off, alienate, the said property in any manner whatsoever.

AND WHEREAS the Owner/Vendor has decided to develop said plots by constructing a building on the said property as per approved plan. The Owner / Vendor has absolute and exclusive right to construct a multi-storied building on the said property and sale that flats and other construction and proceed appropriate sale thereof. The Vendor has accordingly started the consttucion of building named as "ATHARAVA APARTMENT" on the said property as per building plan which has been duly approved by Nashik Muncipal Corporation vide their letter No.LND/BP/B4/CD/ 137, dt. 9/5/2000, but Commencement Certificate was in the name of Previous Owner i.e. Mr. Pundlik Zamber Khodeand others, and the said sanction of building permit and commencement certificate, is transferred in the names of Vendor i.e. Shri. Sudhir Shankar Deshpande & Shirish Shankar Deshpande by the Nashik Muncipal Corporation by its letter No. LND/WS/BP/B4/1065 dated 4/11/2000 and the said construction has been completed and Completion Certificate No. Javak Number/ Nagarrachana/ Cidco/ 248 dt. 15/12/2001 has been issued by Nashik Municipal Corporation, Nashik and has completed the construction and Completion Certificate has been issued by Nashik Muncipal Corporation, Nashik vide their letter No. Javak No./ Nagarrachana/ Cidco/94 dt. 2/8/2002.

AND WHEREAS the Owner/ Vendor has right to entered into an Agreement of Sale of the various flats and other constructions to the various prospective purchasers at the price, terms and conditions, as may be decided by the Builders and to appropriate the sale-proceeds thereof.



नसन-२ वात क्रमांक्ट्र<u>अ</u>60/२००४

AND WHEREAS the Owner/ Vendor had agreed to sale the Flat No.4 on the Ground floor,adm.65.52 sq.mtrs. (built-up) and also exclusive right to use the marginal space adjecent (i.e. west side margin and south side margin) to the

flat in the building known as "ATHARAVA APARTMENT" on the said property and more particularly described in the Schedule-II, written hereunder and hereinafter referred to as the said flat for the sake of the brevity, to the Purchaser as per an Agreement of Sale dt.29/10/2001, on certain terms and conditions and the consideration. The said Agreement of Sale between the Vendor and the Purchaser is duly registered at the office of the Sub-Registrar, Nashik-2, at Sr No.10079, dt.30/10/2001, on General Stamp of Rs.6,600/-. The Purchaser thus paid the required Stamp Duty and Registration Fee of Rs.4,250/-.

AND WHEREAS the Owner/ Vendors has subjected to the said property to the provisions of the Maharashtra Apartment Ownership Act and the Owner/ Vendor has executed a **Declaration** dt.24/11/2004 under Rule 3 of the Maharashtra Apartment Ownership Rules 1972, which is duly registered at the office of Sub- Registrar Nashik-1 at Sr. No.6498 dt24/11/2004 and as per the said Decalration and as per the provisions of the Maharashtra Apartment Ownership Act, this Deed of Apartment is executed amongst the parties. The Purchaser hereby states and declares that, he has gone through the said Declaration Deed and the byelaws at Exh.-B therein and the Purchaser undertakes to abide and follow the said bye-laws.

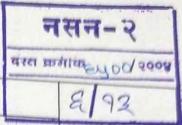
NOW THEREFORE THIS DEED OF APARTMENT WTNESSETH HEREIN :-

- 1. That for a total consideration of Rs.4,25,000/(Rs. Four Lakh Twenty Five Thousand only) which is completely received by the Vendor, therefore, the Vendor do hereby convey, alinate and transfer all that piece and parcel of **Apartment (Flat) No.4** in the **ATHARAVA APARTMENT** situated on **Ground** floor of the Building as per the approved Building plan, and along with the right to use the marginal space adjecent (i.e. East side margin and South side margin) to the said flat.
- 2. The consideration of **Apartment (Flat) No.4** given by the Purchaser to the Builders includes the consideration of the said **Apartment No.4** along with **8.54** % right in restricted, common areas and facilities mentioned in the Declaration of the Apartment dated 24/11/2004.



- 3. The actual, clear, vacant and peaceful possession of the said apartment, as described in the Schedule-II written hereunder is already delivered by the Owner/ Vendor to the Purchaser, and the Owner/ Vendor do hereby confirm the possession of the said apartment by the Purchaser as absolute and exclusive Owner thereof
- 4. By virtue of this Deed of Apartment, the Purchaser has become the absolute and exclusive Owner of the **Apartment No.4** along with right in restricted common areas and facilities, as defined in the Declaration Deed and as described in the Schedule- II written hereunder.
- 5. The Apartment conveyed hereunder is free from any encumbrances, charges and defect in the title and that the Owner/ Vendor has not subjected said apartment to any charge by way of Mortgage, Lein, Lease, Gift oral or written Apartment, will etc., and the Owner/ Vendor indemnified the Purchaser with any charge, encumbrance or defect in title, if found with respect of the said Apartment.
- 6. Along with this Deed of Apartment, the Owner/ Vendor has executed Deed of Apartment of the other Apartments in the Building in favour of the individual Apartment Owners and as such the entire said property, as mentioned in the Schedule-I along with the Building thereon is deem to have been owned by "ATHARAVA APARTMNET".
- 7. The Purchaser shall have 8.54% right in the common areas and facilities as mentioned in the Declaration Deed.
- 8. The Purchaser shall enjoy the Ownership and possession of the said Apartment conveyed hereunder as absolute and exclusive owner, without any disturbance or obstruction from the Owner/ Vendor or anybody claiming through them.
- 9. All the rates, taxes etc. in respect of the said Apartment shall be borne and paid by the Purchaser only, since the date of the receipt of the poseesion of the said Apartment /date of completion.
- 10. All the charges and expenses as required for obtaining Electric and Water Meter Connection has been borne and paid by the Purchaser.





The entire expenses of this Deed of Apartment is borne and paid by the Purchaser.

SCHEDULE - I

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of the land bearing Plot No. 2 & 3, out of S.No. 108 totally admeasuring 486.50 sq.mtrs. lying and being at VillageWadala Shivar, Nashik and within the Muncipal limits of Nashik Muncipal Corporation and registration and sub-registration district of Nashik, Taluka and Disrtict of Nashik which boundries are as follows ::

East

Plot No. 7 & 8.

West

7.5 mtrs. wide Colony road.

South

Plot No. 1.

North

Plot No. 4.

SCHEDULE - II (DESCRIPTION OF THE SAID APARTMENT)

ALL THAT piece and parcel of the constructed premises bearing Apartment(Flat) No.4 on Ground floor constructed on the above said property admeasuring 65-52 sq.mtrs. built-up area in "ATHARAVA APARTMENT" along with 8.54 % ownership rights in common area and facilities and voting right, which boundries are as under ::

East

Marginal Space

West

Parking & Flat No.2

South

Marginal Space

North

Flat No. 3

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, MONTH AND YEAR MEN-TIONED IN ABOVE.

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED GRANTORS ::

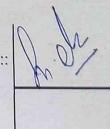
1) MR. SUDHIR SHANKAR DESHPANDE

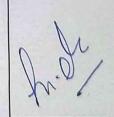
2) MR. SHIRISH SHANKAR DESHPANDE through G.P.A. holder ::

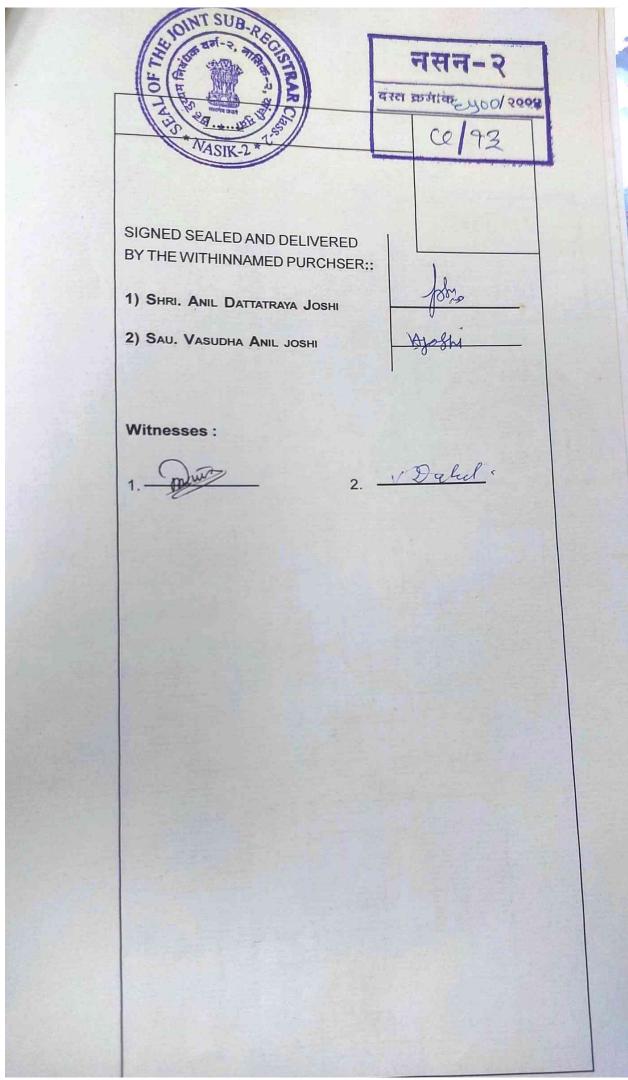
M/s. S.N. ENTERPRISES, a

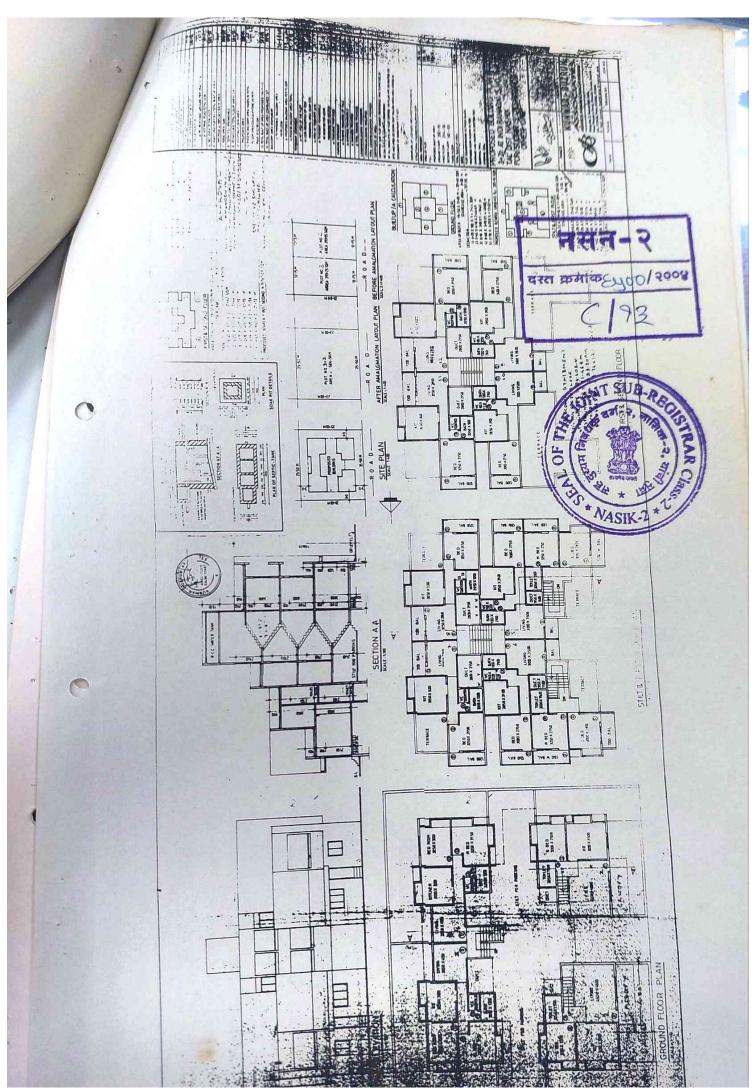
propritary firm through Propriter ::

MR. SUDHIR SHANKAR DESHPANDE









२०००/२००१ ५० बुके



Nº 003392

नाशिक महानगरपालिका, नाशिक

जावक नंबर/"नगररचना"//क्रिड्डा /286 दिनांक 9 4 / 92 /२००९

इमारत बांधकामाचा वापर करणे वावतचा दाखला (पूर्ण/भागः) 2182 देखापीड काला उत्र छ।

9019 संदर्भ : तुमचा दिनांक 🗢 🎖 / 🔾 /२००७ चा अर्ज क्रमांक क्रियों के निर्माण 9110000

महाशय,

दाखला देण्यात येत्रो की, 015/8) शिवारातील सि.स.नं. सर्व्हें नं. 906 (यह) मॉट नं. २ १ 3 मधील इमारतीच्या १ १० + विरे ६२ + छेन मजल्याचे इकडील बांधकाम परवानगी नं किटी की है / १००० अन्वये दिल्याप्रमाणे सर्व्हेंक (आर्किटेक्ट) श्री. <u>रहुष्ट्र ५ ५००० ७ ११८५</u> यांचे निरिक्षणाखाली पूर्ण झाली असून निवासी/निवासेत्तर/शैक्षणिक कारणासाठी खालील शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे. त्याचे पकुण बांधकाम क्षेत्र ५८३ -७४ चौ. मि. व चटई क्षेत्र (कारपेट एरिया) ४७ ३०७४ — स्पर्ण स्र

- १) सदर इमारतीचा वापर निवासी/निवासेत्तर/शैक्षणिक कारणाकरीताच करता येईल त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- २) घरपट्टी आकारणीसाठी अलाहिचा प्रत मा. कर अधिक्षक घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे तरी संवंधीत विभागाकडे संपर्क साधावा.
- (३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.
 - ४) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये बदल करू नये.

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कार्यकारी-अभियंता

नगररचना, प्रुशिक महानगरपालिका. नाशिक



दस्त क्रमांवह 400 / २००४